

ATTACHMENT C

COMMUNITY SNAPSHOT



West End Choice Neighborhood Plan Community Snapshot

December 2025

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Project Team:



Neighborhood

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HISTORY

Coopersdale Community is a 6 building, 121-unit public housing complex built in 1959. Located in the historic neighborhood of Coopersdale within the West End, the housing site is one of several that the Johnstown Housing Authority (JHA) maintains, making significant improvements over the years.

Johnstown was home to workers and their families that operated the steel companies during the city's industrial boom in the 1800s. The innovation and technology of iron and steel production from industry titans such as Cambria Iron Company of Johnstown and Bethlehem Steel Company became widely recognized and a model copied by other companies. This propelled the city and Coopersdale to prosper economically.

Over the years a combination of natural disasters and economic shifts impacted the city and ultimately Coopersdale. The Johnstown Flood of May 31, 1889, March 17, 1936 and July 20, 1977 rattled the city's economy and damaged many businesses. Iron and steel companies began to shut down operations due to continuing flooding and outsourcing manufacturing . Population also began to decline.

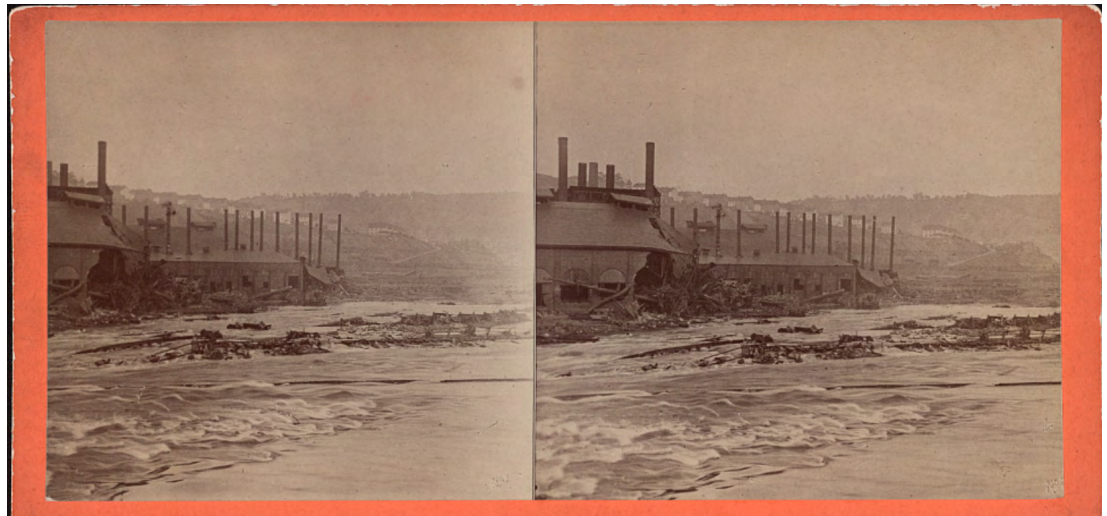
Although Johnstown endured significant hardships, the city moved forward and has diversified their economy. Coopersdale remains a strong oriented place with its early 20th-century homes intact, beautiful tree lineage, and scenic woodlands. JHA has constructed new homes and help residents of Coopersdale Community to seek homeownership.



Cambria Iron Company, Blacksmith Shop, ~1968-69



Cambria Iron Company, Pattern Shop, ~1968-69



Johnstown disaster, May 31, 1889. Cambria Mills

PLANNING AREA

As the northern gateway into the City of Johnstown, the West End neighborhood boundary is an .8 square mile planning area. The West End lies between the Conemaugh River to the north, Laurel Avenue to the south, and is enclosed by Johnstown's corporate limits on both the east and west sides. The boundary follows Census Tract 136.

The West End neighborhood is primarily residential, with limited commercial and industrial land uses. Most of the development formed around the steel and iron manufacturing buildings, which dictated the various zoning districts seen today. Limited or no land use planning occurred. With a population of 3,269 residents, the planning area lies in a valley, surrounded by hills and natural open space. The following page shows the boundaries of West End at street level.

Coopersdale Community is one of several properties that JHA manages, located next to the Conemaugh River.



Northern Boundary *(looking south)*



Image Source: Google Maps

Cooper Avenue (Route 403) marks the northern edge of the planning area with an annual average daily traffic count of 6,400 vehicles, based on 2023 data. This road is one entryway into Johnstown and meets the intersection of Laurel Avenue and Broad Street which leads into the downtown area.

Eastern Boundary



Image Source: Google Maps

Academy Street is east of Coopersdale Community, located at a higher elevation. Residential borders the edge along with open space and dense, woodlands.

Southern Boundary



Image Source: Google Maps

Laurel Avenue is the southern point of West End surrounded by residential, a small commercial plaza, and next to Garfield Middle School. Laurel Avenue Gardens, pictured above, is one of several community gardens managed and partially funded by nonprofit organizations, school districts, and a public housing development.

Western Boundary



Image Source: COLLABO

Harold Avenue (Route 56) is an alternative access point into West End. This road experiences an annual average daily traffic count of 4,700 vehicles. A small residential area borders natural woods on the left side of Harold Avenue.

NEIGHBORHOOD ASSETS

The West End has a mix of recreational, commercial, service oriented, faith-based groups, and industrial land uses. Garfield Middle School is located in the neighborhood, however, the school has been closed for sometime.

The Conemaugh River has potential to be an asset and the city is looking at ways to utilize the river as an economic and recreational attraction.

- Open Space/Recreation
- Garfield Middle School
- Services
- Religious Organizations
- Commercial
- Industrial



OPEN SPACE + RECREATION & INSTITUTION

Only two recreational areas exist within the West End neighborhood. The first is located at the intersection of Brush Avenue and Duwell Street, for residents of Oakhurst and Morrellville. This space is equipped with playground equipment, a basketball court, benches, picnic table, and a shelter/gazebo.

The second recreational area is between Sheridan and Stone Street which is adjacent to the vacant Garfield Middle School. This location serves as a baseball field which also doubles as a soccer field.

Coopersdale Community provides playground equipment and basketball courts for youth.

Institutional uses or public/nonprofit buildings include Garfield Middle School. Although closed because of low enrollment, the building's facade remains intact. Maintenance keeps up with the school grounds as well as it's electrical, mechanical, and plumbing systems (MEP).

- Open Space/Recreation
- Garfield Middle School



Oakhurst Neighborhood Playground



Image Source: COLLABO

Residents can enjoy several amenities at the park space located at Brush and Duwell Avenue. A small, open area is available as a flexible space for various activities.

Coopersdale Community Amenities



Image Source: COLLABO

Coopersdale residents have good playground equipment onsite.

Park next to Garfield Middle School



Image Source: Google Maps

The baseball and soccer field next to the middle school is elevated. The grounds and seating area are well maintained.

Garfield Middle School



Image Source: COLLABO

Garfield Middle School will be reopened to accommodate the increasing number of students in the district. Renovations are underway to have the building ready for the anticipated 2026 school year.

COMMERCIAL

The West End has limited commercial businesses. Residents frequented the former Save-a-Lot store that closed, which was located in a small commercial plaza at Laurel Avenue and Sheridan Street. Other shops include Dollar General and Everything Essentials.

Koch's Deli + Grocery shop is a neighborhood shop located west along Strayer Street and serves residents living within the area.

Many rely on Dollar General for their immediate grocery needs. Giant Eagle Supermarket and small food stores are other primary sources for groceries, however, they are located further away and require a vehicle or public transit to reach.

Other services outside the planning area that residents rely on include an auto exchange, a Kastle Boxing for fitness needs, and Holeshoot Cafe.

Commercial

- | | |
|-------------------------------|-------------------------------|
| ① Dottie's Gift Shop | ⑤ Empire Materials |
| ② Koch's Deli + Grocery | ⑥ Fairfield Ave Auto Exchange |
| ③ Pyramid's Lounge & Catering | ⑦ Kastle Boxing |
| ④ Everything Essentials | ⑧ Giant Eagle Grocery Store |
| Need Hair? That's Fair | ⑨ Holeshoot Cafe |
| FedEx Onsite | |
| Dollar General | |



Commercial Plaza on Laurel Avenue



Image Source: COLLABO

West End and Coopersdale residents walk to get their groceries. Save-a-Lot has shut down, leaving residents to walk further to Giant Eagle Supermarket. Laurel Avenue Garden located across the street provides free produce and fruits for residents as another source to access healthy, quality food.

Pyramid's Catering Lounge



Image Source: COLLABO

Pyramid's Lounge and Catering is located next to the former Save-a-Lot and caters to a wide variety of events.

Koch's Deli + Grocery



Image Source: COLLABO

A neighborhood staple, Koch's Deli & Grocery provides food options for residents in the area. The business will soon cease operations, leaving the West End with very limited food access.

RELIGIOUS ORGANIZATIONS

Coopersdale has two active religious organizations within the planning boundary. The first is Kasmir Poland Prince Center Promised Lands, located towards the northern end of Boyer Street. Second is Praise Center Ministries with three locations and one within the planning boundary.

Other religious groups are located south of Laurel Avenue, each providing a sense of community and welcoming environment. They provide a friendly support system that encourages residents to be connected with one another and the neighborhood.

The following page shows several churches, one located in West End and two between Butler and Chandler Avenue.

-  Religious Organizations
- ① Kasmir Poland Prince Center Promised Lands
 - ② Praise Center Ministries
 - ③ Christ the Saviour Orthodox Cathedral
 - ④ Morrelville Church of the Brethren
 - ⑤ Third Brethren Church
 - ⑥ Freedom Hill Baptist Church
 - ⑦ Bethany Presbyterian Church
 - ⑧ Grace Lutheran Church



Praise Center Ministries

Image Source: COLLABO

Christ the Saviour Orthodox Cathedral

Image Source: Google Maps

Morrellville Church of the Brethren

Image Source: Google Maps

The West End is home to many beautiful churches within and surrounding the planning boundary, representing a variety of religious affiliations and services.

SERVICES

The West End is predominately residential and very few service types have developed over the years. Most medical related services are located outside of the planning area and within an approximate 15-20 minute drive time. Attentive Home Care, LLC is an independent small healthcare provider offering task assistance to senior citizens and individuals with disabilities,

Other types of businesses include automobile oriented services which consists of Babo's Motors Inc. and Brihart's Auto Repair in Coopersdale.

-  Services
- ① Babo's Motors Inc.
 - ② Brihart's Auto Repair
 - ③ Attentive Home Care, LLC
 - ④ Chuck Swaney's West End Auto
 - ⑤ Pacific Pride Service Station
 - ⑥ Fairfield Notary Service



Babo's Motor's Inc.

Image Source: COLLABO

Babo's Motors Inc. is located at the corner of a highly visible street within a residential area.

Attentive Home Care, LLC

Image Source: COLLABO

Attentive Home Care, LLC is also in a residential area and near one of the gateways into Coopersdale.

Brihart's Auto Repair

Image Source: COLLABO

Brihart's Auto Repair is adjacent to Coopers Avenue, a frequently used road. The auto shop is nestled in with residential and other small local businesses such as Empire Materials and Quaker Sale Corporate Office.

INDUSTRIAL

Johnstown Wire Technologies (JWT) is a prominent pillar in the West End since its operations started in 1911. They continue to provide stable employment and are a leading manufacturer of high quality, value added carbon and alloy wire in North America. JWT's presence is deeply rooted into the culture of the neighborhood and has become a symbol of craftsmanship and innovation.

Quaker Sales Corporate Office has been active since 1929 providing asphalt and paving services for roads throughout the state. They are another important business staple in West End.

 Industrial

- ① Johnstown Wire Technologies
- ② Quaker Sales Corporate Office



Johnstown Wire Technologies



Image Source: COLLABO

Johnstown Wire Technologies is located on the Conemaugh River and highly visible from Sheridan Street.

Quakers Sales Corporate Office



Image Source: COLLABO

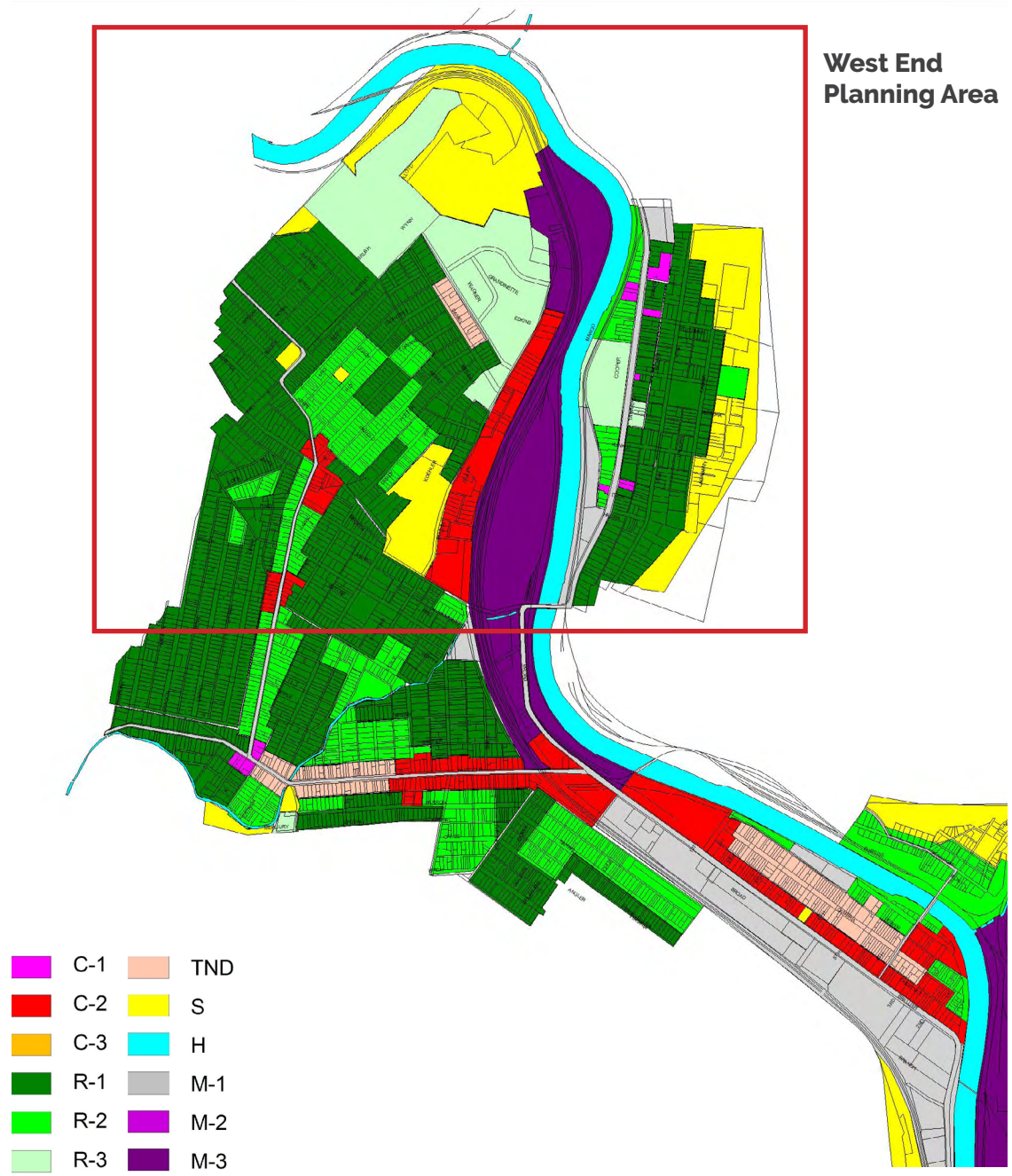
Quakers Sales Corporate Office is in a residential area and adjacent to Coopersdale Community.

ZONING

The zoning map serves as a tool that cities use to determine property characteristics such as the building size and activity types allowed in specific districts. This helps protect people from any type of development that may pose a nuisance or impact their quality of life.

The West End is primarily a residential neighborhood made up mostly of single-family and two-family residences. Multi-family, which are multiple residences within a single property, are present in Oakhurst and Coopersdale. Heavy industrial, represented by Johnstown Wire Technologies, is next to the Conemaugh River. A community business district is designated along the Sheridan Street corridor, however, they are nonexistent.

- R-1.....Conservatory District
- S.....One-family Residence District
- R-2.....Two-family Residence District
- R-3.....Multi-family District
- TND.....Traditional Neighborhood District
- H.....Health Service & Medical Center District
- C-1.....Neighborhood Shopping District
- C-2.....Community Business District
- C-3.....Central Business District
- M-1.....Light Industrial District
- M-2 & 3..Heavy Industrial District

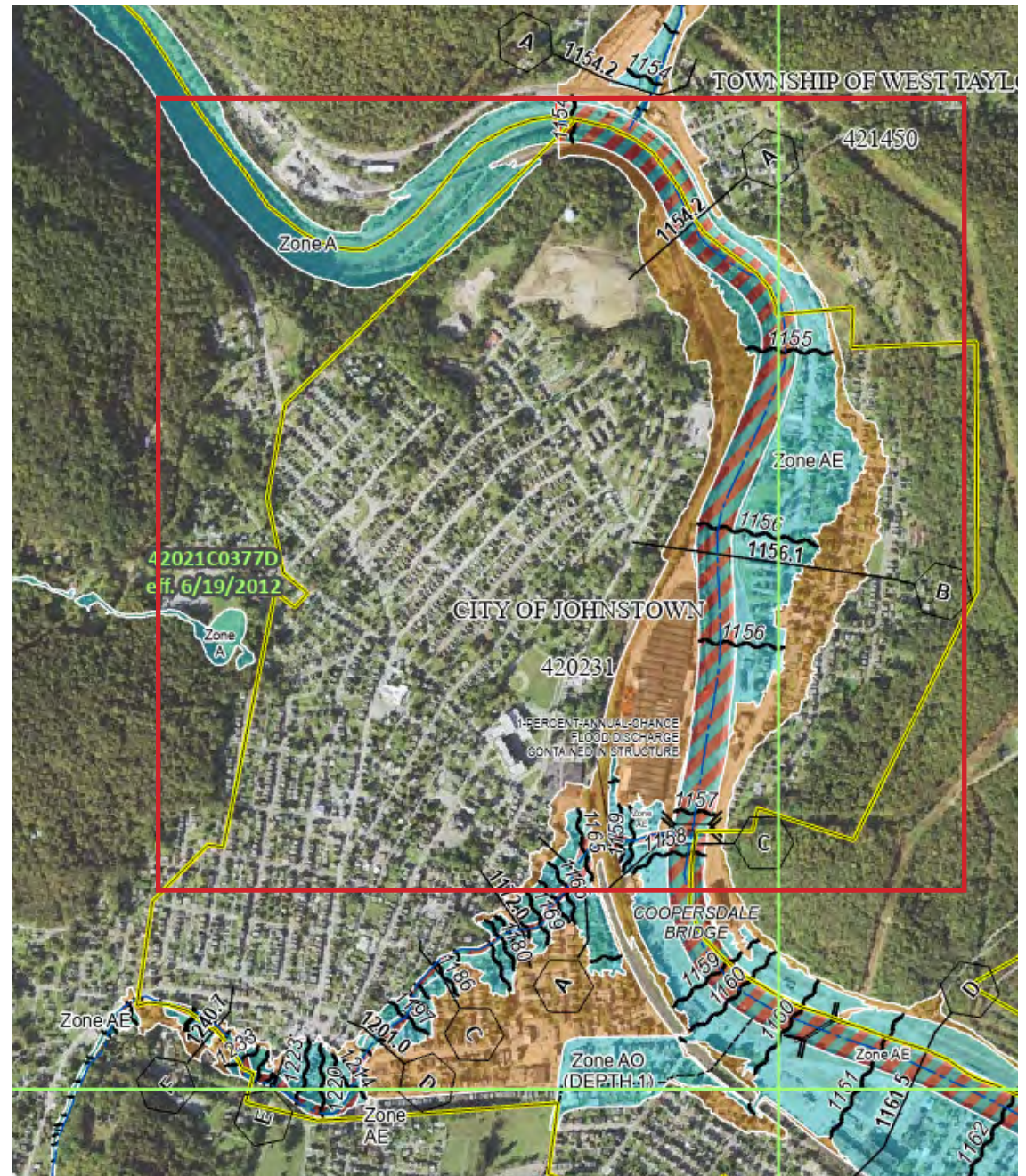


FLOOD HAZARD

Johnstown has been resilient in managing flood events and has made significant improvements to reduce the impact.

Coopersdale Community and nearby residential areas are within the 100-year flood. This means at any given year, there is a 1% chance of a flood occurring. Properties like Johnstown Wire Technologies and the residential located east of Coopersdale Community have less than a .20% chance of being flooded.

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Base Flood Elevations



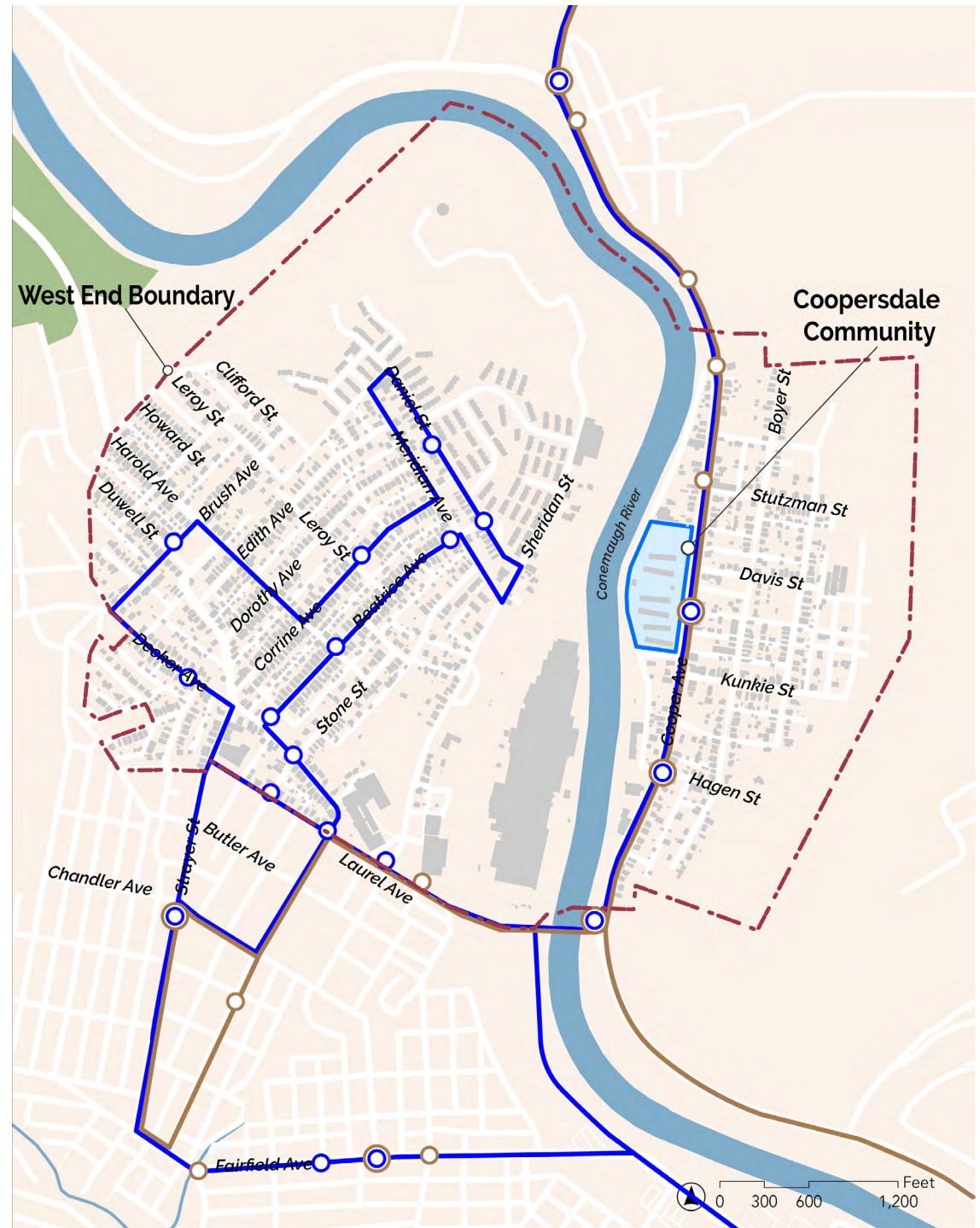
PUBLIC TRANSIT

CamTran is Johnstown's public transportation system and provides service throughout Cambria County. Twenty-one bus lines are available for riders to utilize and reach their destination. CamTran's transit center is located in downtown.

Bus service is available in West End with the #7 Coopersdale and #15 Oakhurst.

CamTran

— #7 Coopersdale
— #15 Oakhurst



Housing

JHA Housing Site

Access, Circulation and Parking

Public Transportation

Demographics:

Coopersdale Community

COOPERSDALE COMMUNITY

The JHA manages the Coopersdale Community housing located at 255 Cooper Ave. Built in 1951, the six structures have a combined total of 121 units, of which require significant rehab. JHA has made improvements over the years due to normal wear and tear. Major updates, such as the heating, ventilation, air conditioning, and ventilation (HVAC) systems, are in need of improvement.

Cooper Avenue is a frequented road. The Conemaugh River is adjacent to the housing site which may have potential as an economic and recreational use in the future.

Coopersdale Community provides a playground and basketball courts for youth and adults. Open space is available in the northern end of the site which can be used as flex space. The property also has on-site laundry services and a community room.



ACCESS, CIRCULATION & PARKING

Coopersdale Community has three entryways and exits, leading drivers to go north or south on Cooper Avenue. Adequate parking is available for visitors and residents, which faces Cooper Ave. Trees and parkways shield pedestrians from having full visual site of the parking lot.

Sidewalks are available on both sides of Cooper Avenue. They also merge into the walking paths on-site and direct pedestrians into any one of the housing structures.



PUBLIC TRANSIT

CamTran provides bus service in Coopersdale with two stops next to the housing site. Residents can use both the #7 and #15 bus lines to connect to other bus routes or travel to the downtown area. A bus shelter is available on the west side of Cooper Avenue and Davis Street. Bus signage is identified with small signs, one posted on the bus shelter and the second on a streetlight post.

Public transportation is available during the day however, service becomes limited in the evening hours. The schedule follows the city's business hours which is roughly between 10am - 5pm.



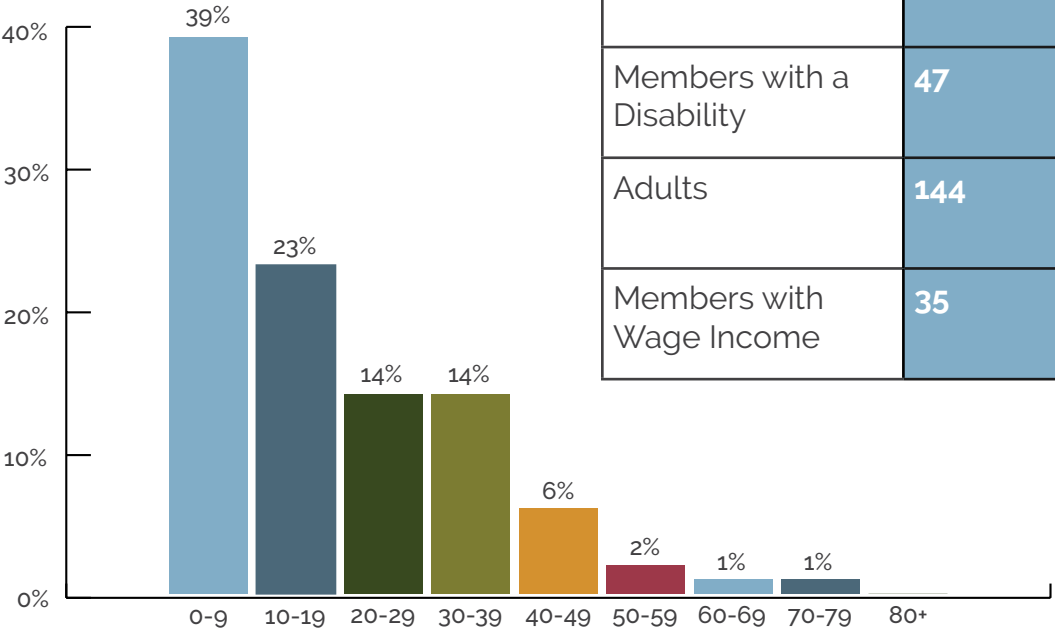
DEMOGRAPHICS: COOPERSDALE COMMUNITY

Coopersdale Community is predominantly Black, with youth 0-9 being the largest age group. Adults between 20-39 years old follow with 28%.

With a population of 339 residents, Coopersdale Community features a diverse range of age groups. Children between the ages of 0-9 are the largest cohort, making up 39% of residents.

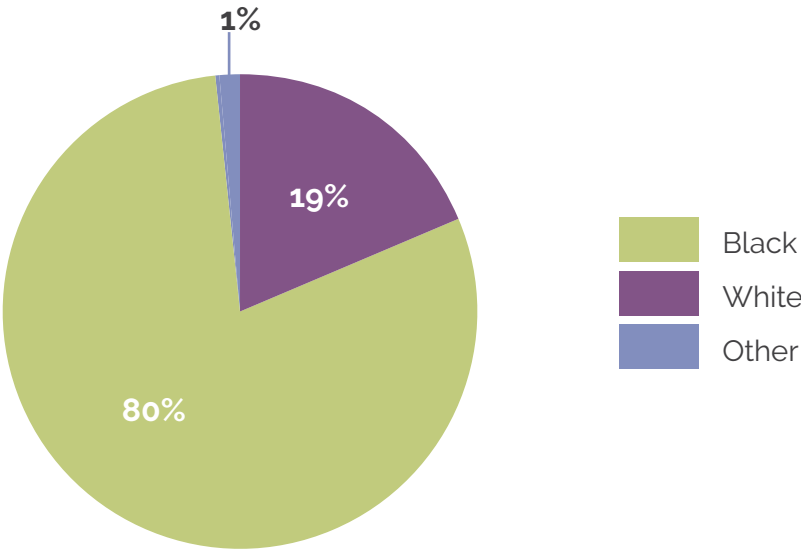
While most residents are Black, 19% are White. Only 1% of residents identify as another race/ethnicity.

POPULATION BY AGE:



Total Population	339
Members with a Disability	47
Adults	144
Members with Wage Income	35

POPULATION BY RACE/ETHNICITY:

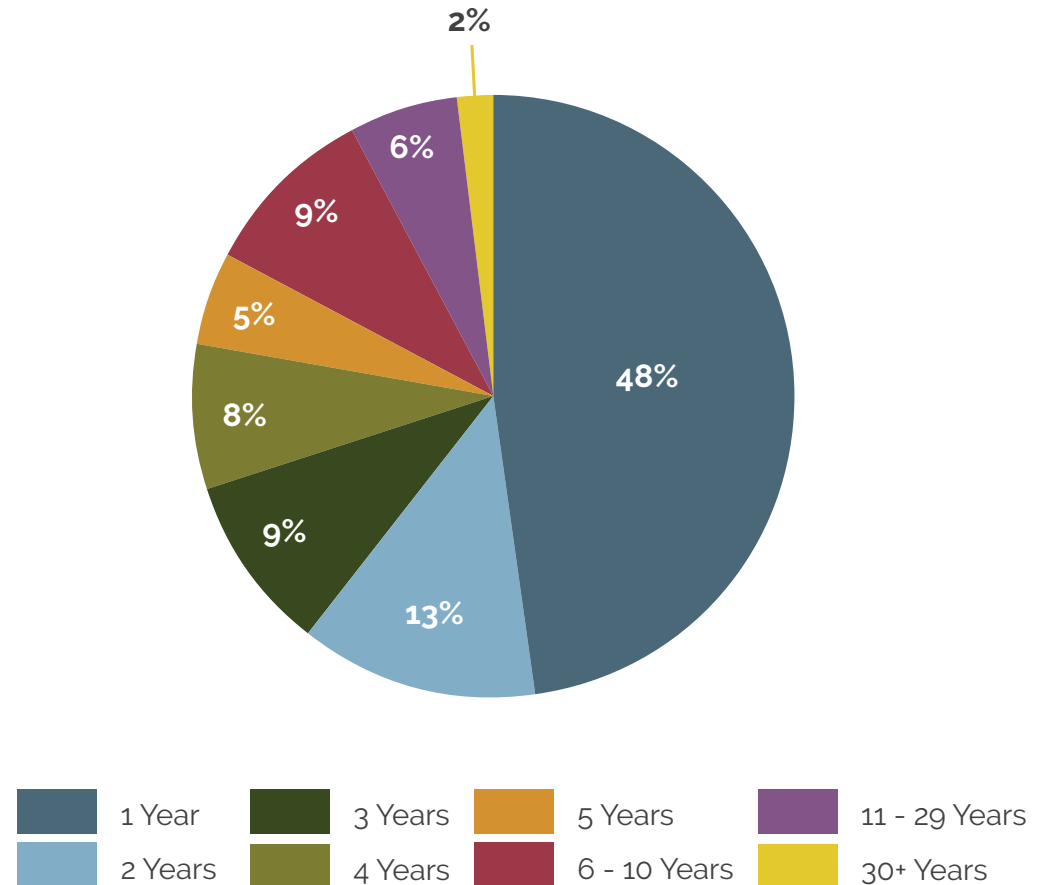


DEMOGRAPHICS: COOPERSDALE COMMUNITY

Almost half of residents have lived at Coopersdale Community for 1 year or less.

Nearly half of all residents, 48%, have resided at Coopersdale Community for one year or less. In total, 61% of individuals have lived at Coopersdale Community for two years or less. Only a small share of residents, have lived at Coopersdale for five years or longer.

LENGTH OF RESIDENCE

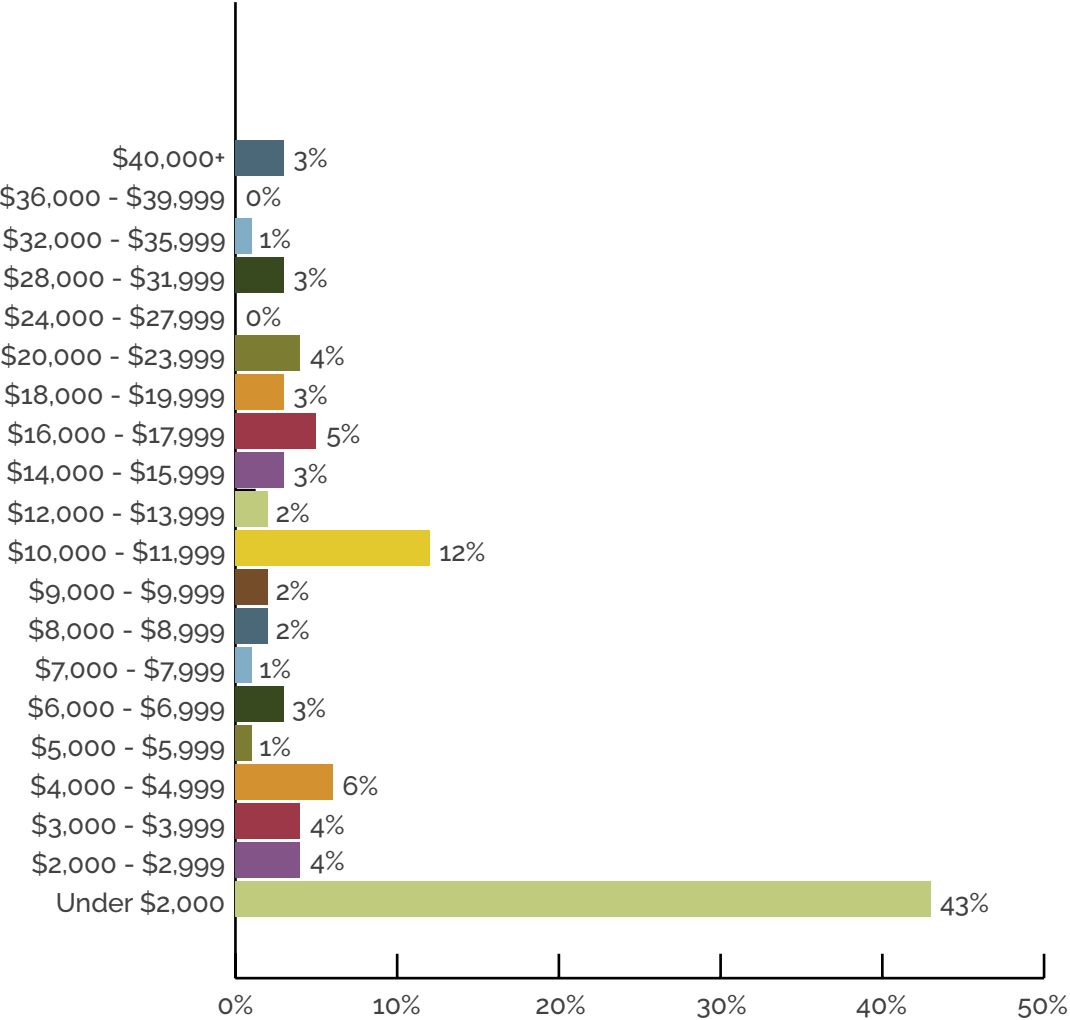


DEMOGRAPHICS: COOPERSDALE COMMUNITY

66% of Coopersdale families make less than \$10,000 a year.

The largest percentage of Coopersdale Community families have a gross annual income of under \$2,000, accounting for 43% of households. A few households make more than \$10,000, but not enough to be financially self-sufficient.

GROSS ANNUAL INCOME OF TOTAL FAMILIES



PEOPLE

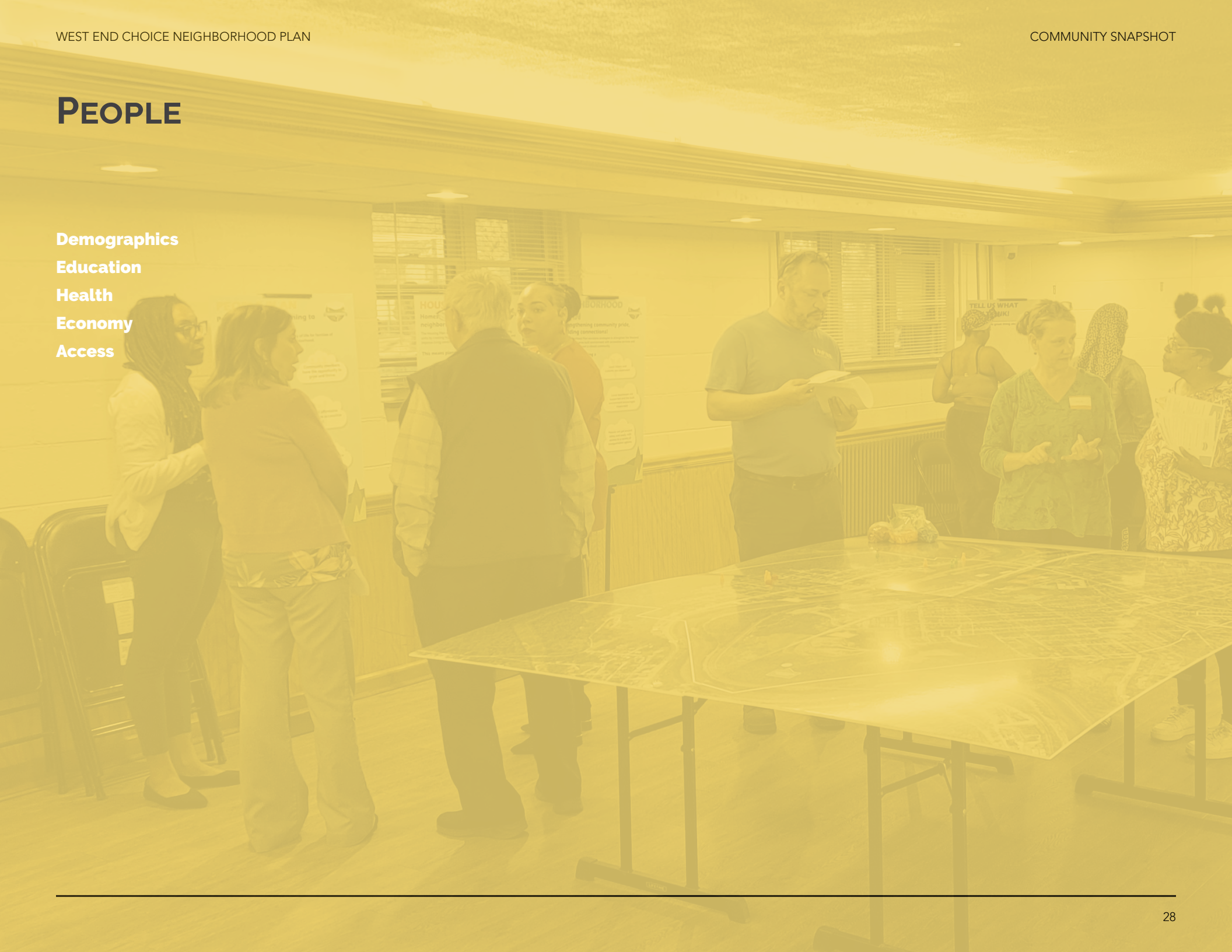
Demographics

Education

Health

Economy

Access



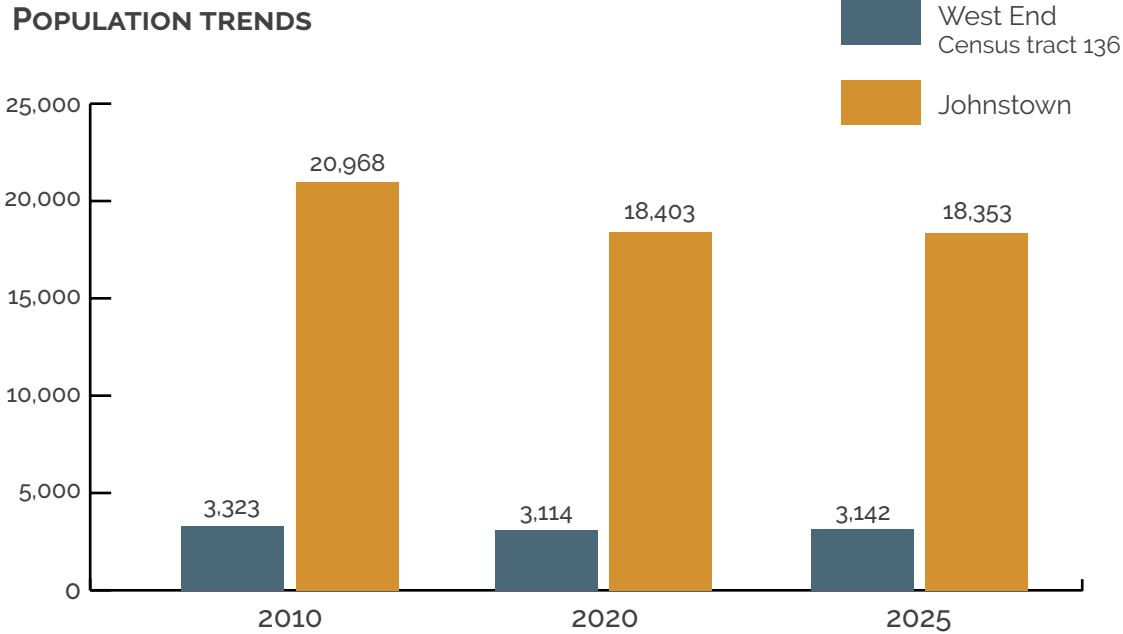
DEMOGRAPHICS

Both the West End and Johnstown have decreased in population over the past 15 years. The population is predominately White, however, the West End has a higher percentage of Black residents.

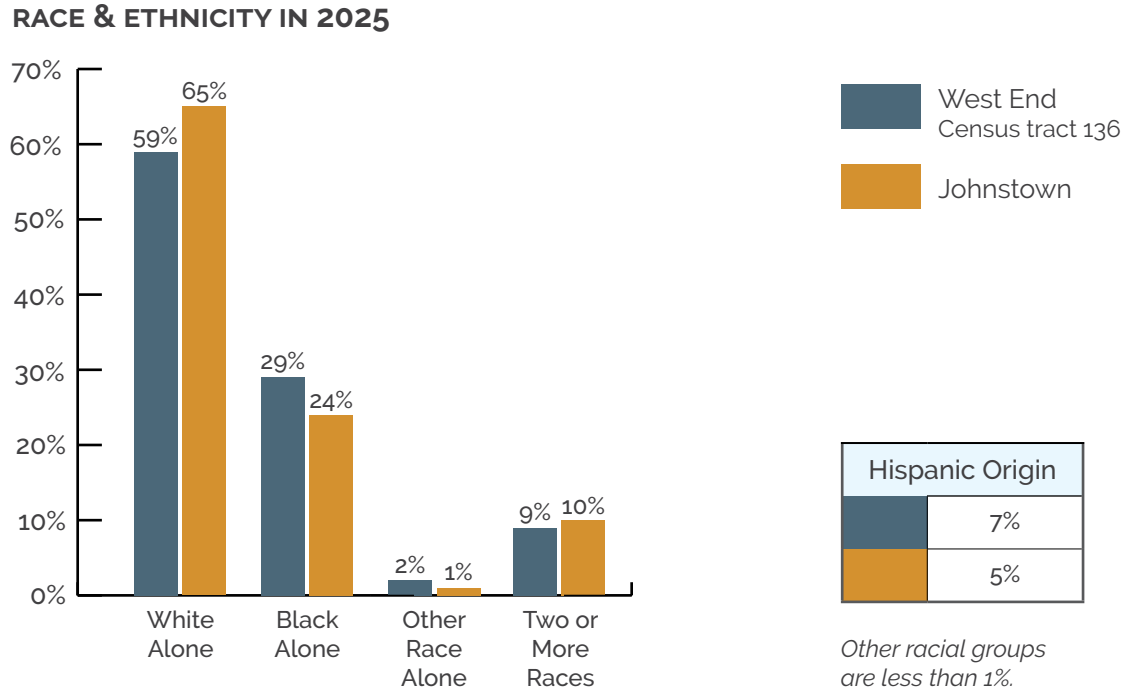
Represented by census tract 136, the West End has a population of 3,142. The area has experienced a decrease in population of 181 people between 2010 and 2025, though growth occurred from 2020 to 2025. In contrast, Johnstown has steadily declined since 2010 with no growth.

White Alone make up the largest racial group in both the West End and Johnstown, accounting for 59% and 65% of the population, respectively. Black Alone is the second largest racial percentage in both areas.

POPULATION TRENDS



RACE & ETHNICITY IN 2025



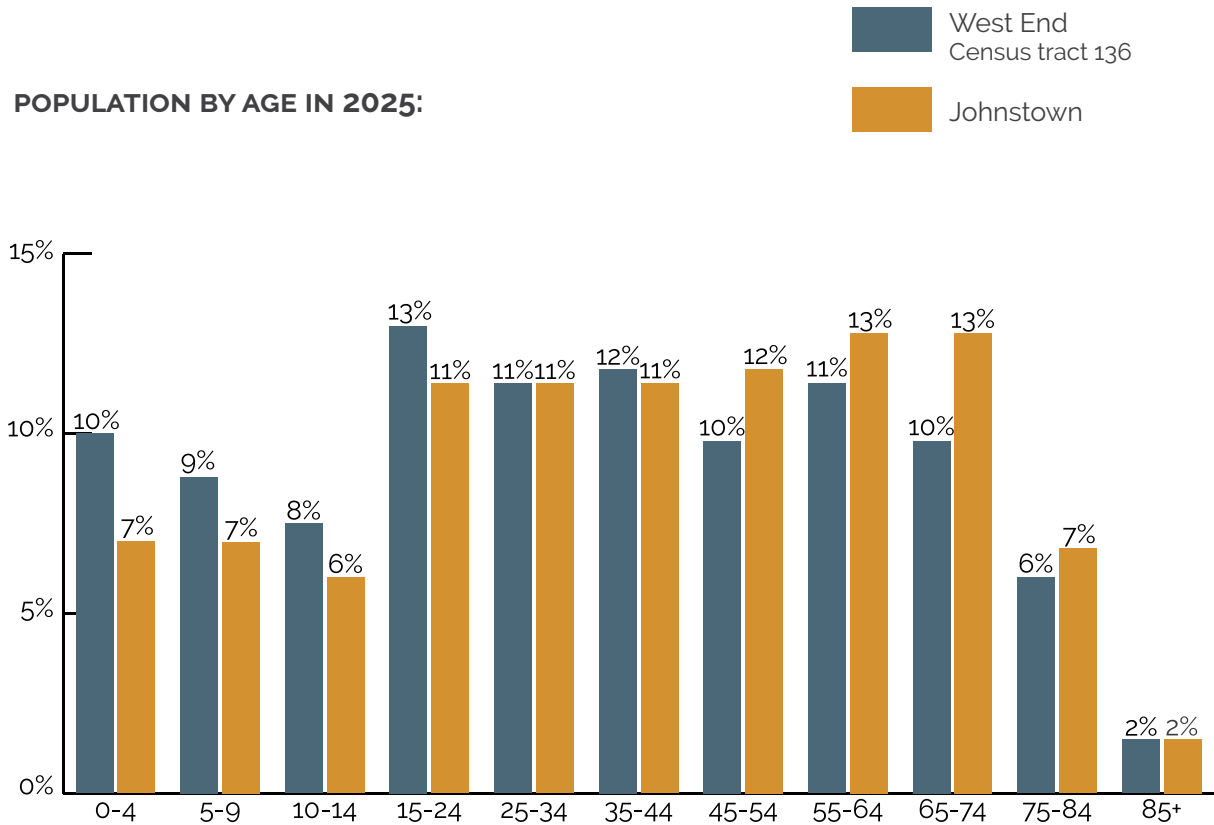
DEMOGRAPHICS

Residents under 24 make up a significantly larger share of the population in the West End compared to Johnstown.

The West End features a higher concentration of residents under 24 with roughly 13% compared to Johnstown with 11%. A younger population is more prevalent in the West End while Johnstown has a higher percentage of people aged 45 and up. In Johnstown, adults 55-64 and 65-74 both make up 13% of the population.

The West End has a median age of 35 and Johnstown 42.

POPULATION BY AGE IN 2025:



WEST END
MEDIAN AGE:

35

JOHNSTOWN
MEDIAN AGE:

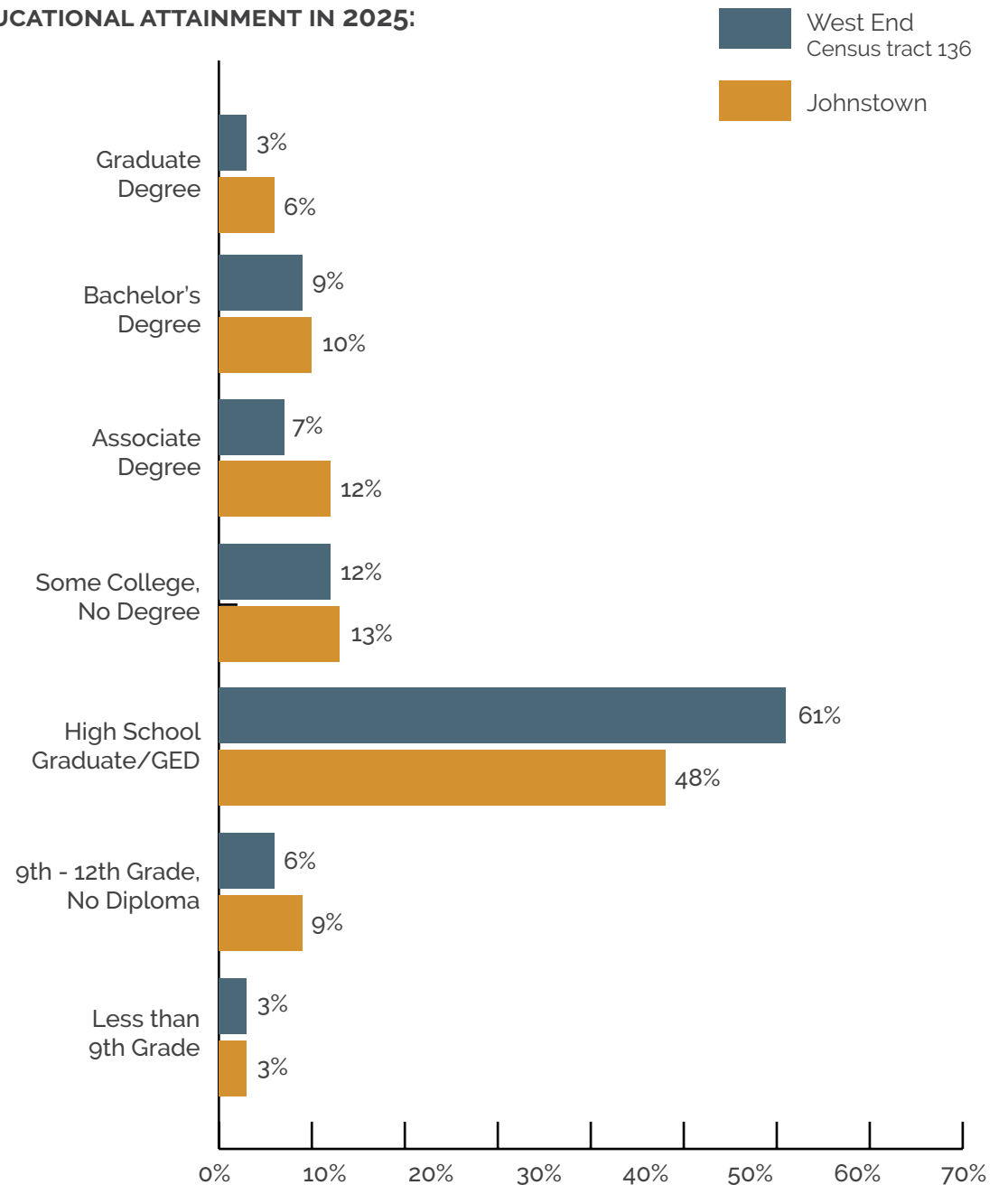
42

EDUCATION

The highest level of educational attainment achieved by the majority of residents in both Johnstown and the West End is a high school degree or equivalent.

While the majority of Johnstown and West End residents have obtained a high school diploma or equivalent, very few have pursued higher education. Only 10% of Johnstown residents and 9% of the West End have received a bachelor's degree. In Johnstown, 6% have obtained a graduate degree compared to 3% in the West End.

EDUCATIONAL ATTAINMENT IN 2025:

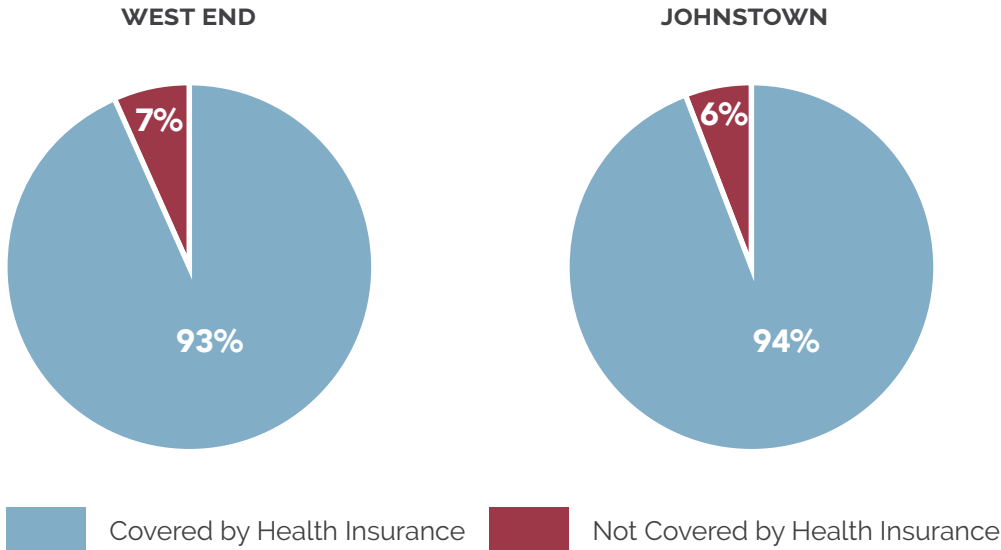


HEALTH

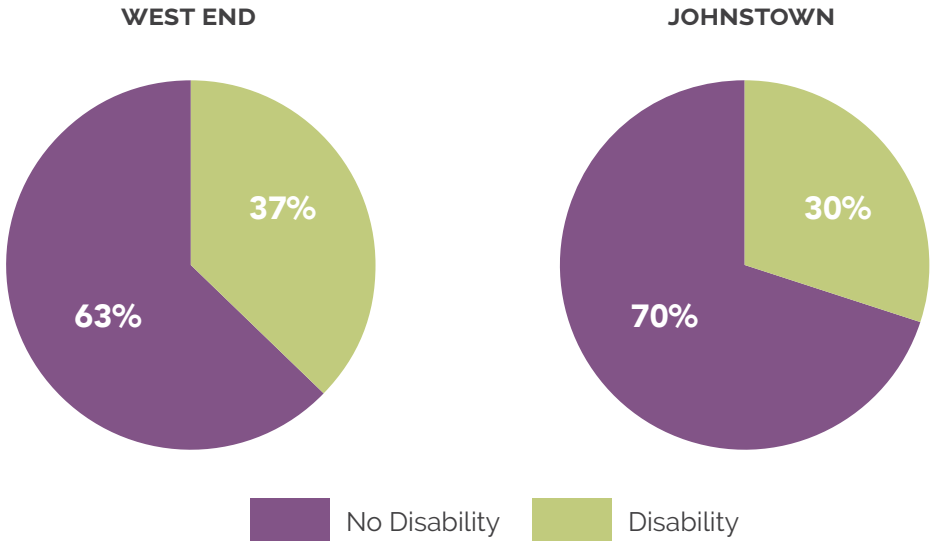
The majority of residents in the West End and Johnstown have health insurance. Disability rates remain minimal in both areas.

Over 90% of people in Johnstown and the West End have health insurance. Only 6% are uninsured in Johnstown relative to 7% in the West End. In terms of disability status, both areas have comparatively low rates.

HEALTH INSURANCE COVERAGE



DISABILITY STATUS



INCOME

Many households in the West End and Johnstown make less than \$50,000 per year.

The largest share of households in the West End and Johnstown make less than \$15,000 per year. In Johnstown, 50% of households make less than \$35,000 per year, compared to 56% that reside in the West End. The West End, 5%, and Johnstown, 6%, both have a similar incomes ranging from \$100,000 and \$149,000.

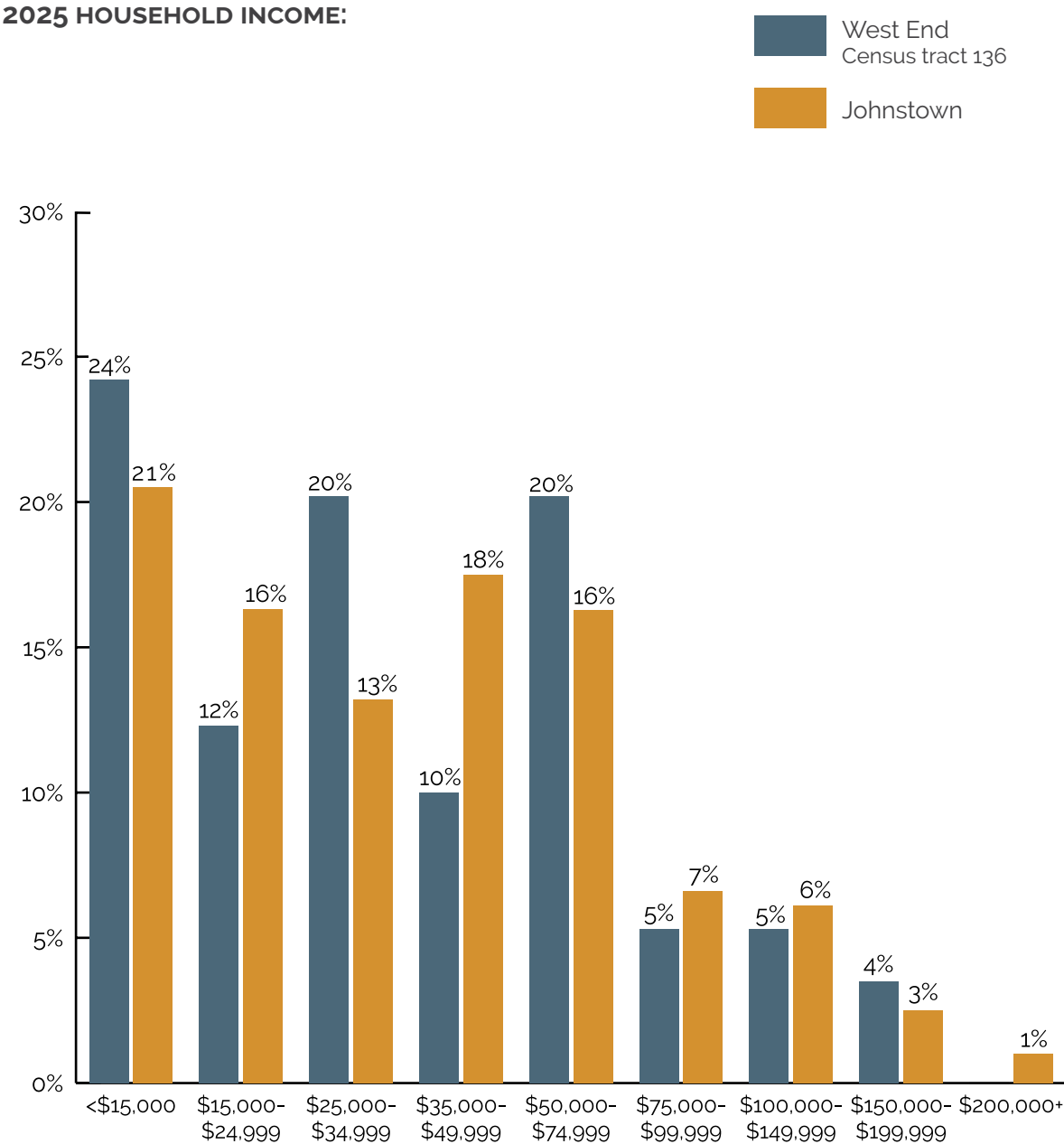
WEST END MEDIAN
HOUSEHOLD INCOME:

\$29,569

JOHNSTOWN MEDIAN
HOUSEHOLD INCOME:

\$34,998

2025 HOUSEHOLD INCOME:

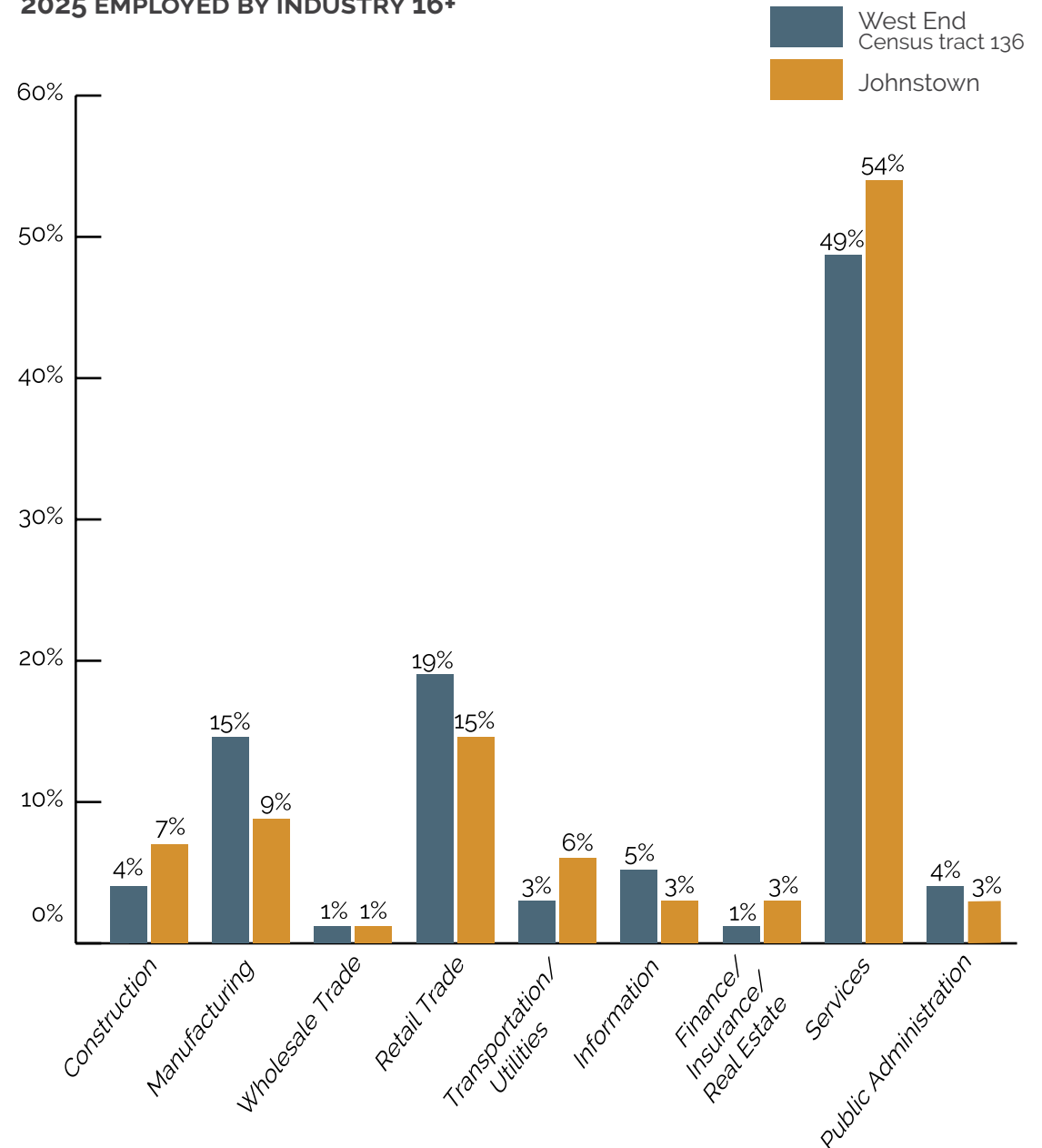


EMPLOYMENT

Most residents in the West End and Johnstown are employed in the service industry.

The Services industry employs the largest share of residents in both the West End and Johnstown, with 49% and 54%, respectively. Retail trade and manufacturing are the second and third largest industries. Construction and transportation/utilities follow, though percentages for both areas fall under 10%.

2025 EMPLOYED BY INDUSTRY 16+



Housing

Household growth has declined in the West End and Johnstown since 2010. Most residents rent with only a few owning their units.

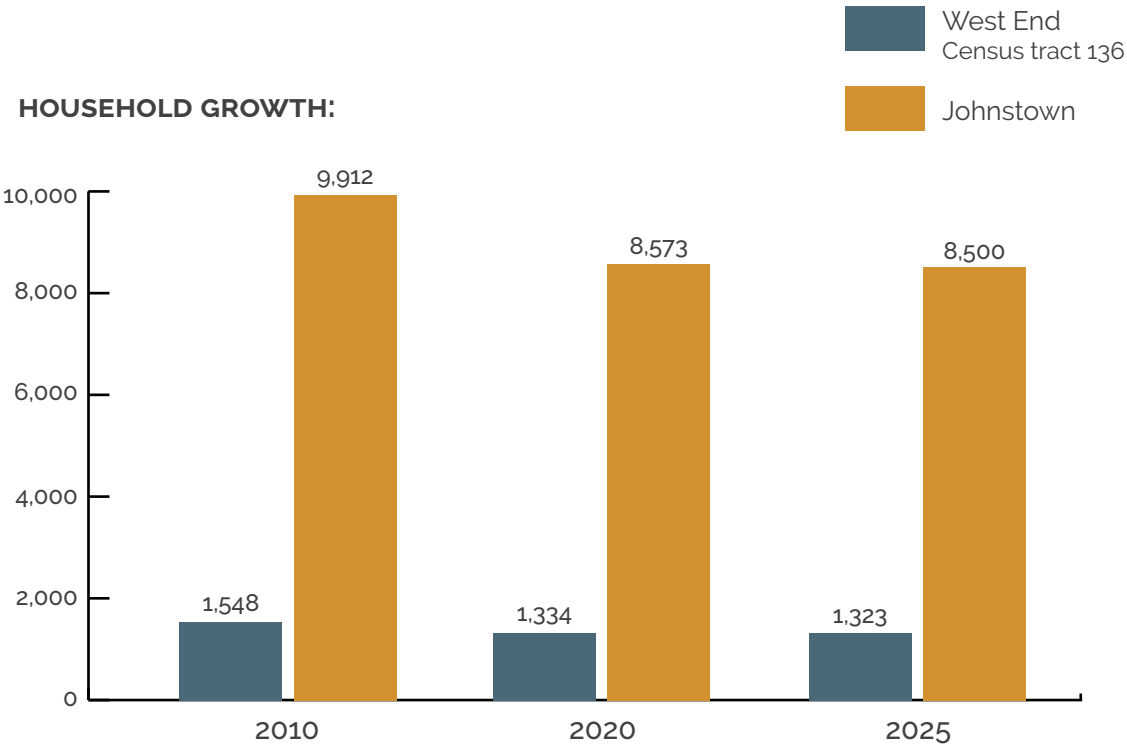
Similar to population trends, household growth has decreased in both areas since 2010. Between 2010 and 2025, the number of households has declined by a total of 1,412 in Johnstown and 225 in the West End.

A substantial portion of housing in the West End and Johnstown is renter-occupied. Owner-occupied housing remains the same in both areas at 37%. Vacant units are more prominent in Johnstown at 24% compared to 19% in the West End.

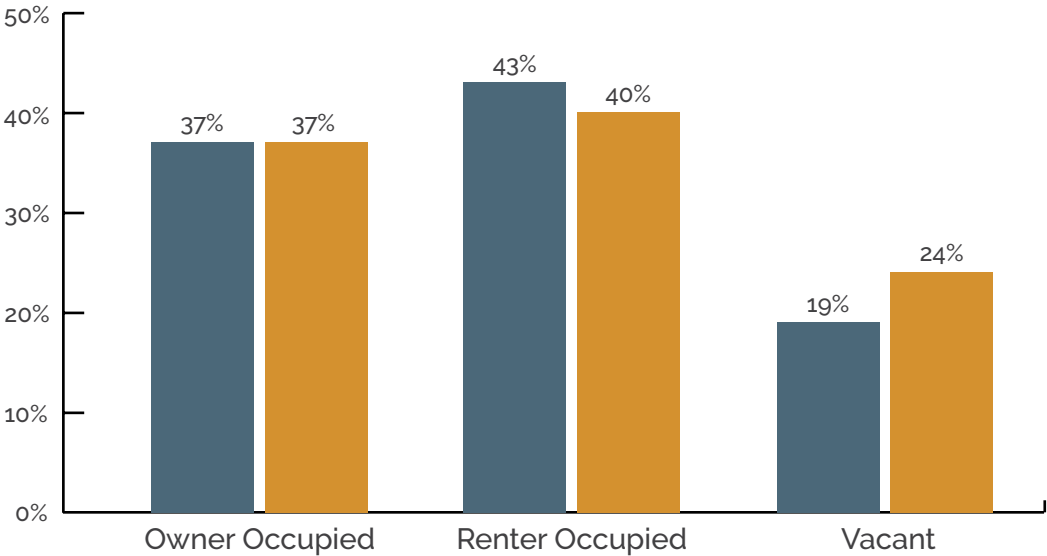
NUMBER OF HOUSING UNITS

1,667

HOUSEHOLD GROWTH:



HOUSING TENURE IN 2025 (UNITS):



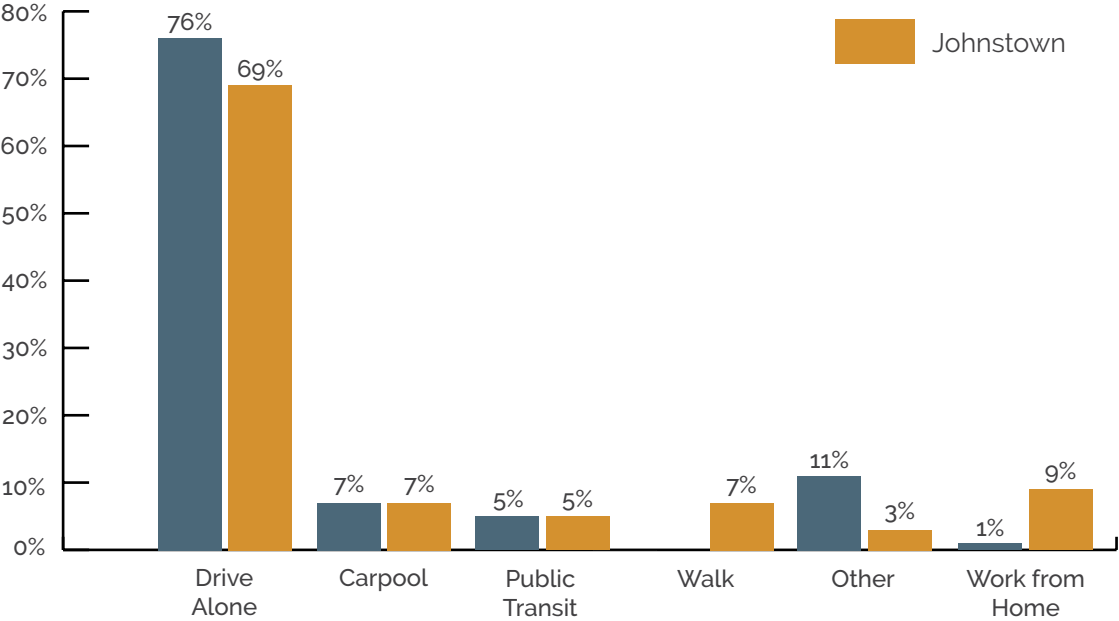
ACCESS

Residents in the West End and Johnstown have internet access and commute to work by driving alone.

Most residents commute by car - 83% in the West End and 76% in Johnstown - either by driving alone or carpooling. Only 5% of residents commute to work via public transit in both areas.

Although the majority of the West End and Johnstown have home internet access, nearly 20% in each area remain without internet service.

MODE OF TRANSPORTATION TO WORK:



INTERNET ACCESS:

